

September 24, 2020

City of Edmonds Development Services Department  
121 5th Avenue North  
Edmonds, WA 98020

RE: **Select Homes 4-Lot Short Plat, 1012 Walnut Street**  
Plan Check PLN2020-0033  
Modification Request- Reduced Cedar Street Building Setbacks  
RAM Job No. 19-032

Dear Sir or Madam,

On behalf of Select Homes, please accept this modification request for the Select Homes 4-lot Short Plat project located at 1012 Walnut Street. The following modification request is in accordance with ECDC 20.75.030.

Modification Request:

Due to special circumstances, Select Homes is requesting a modification to the required zoning minimum street and rear setbacks from Cedar Street. Per ECDC 16.20.030, a 20 foot setback is required from Cedar Street and a rear (from Cedar Street) setback of 15 feet; the applicant request that the street setback to Cedar Street be reduced to 10 feet and the corresponding rear setback be reduced to 5 feet.

Modification request approvals are based on the variance approval criteria set forth by ECDC 20.85.010. In accordance with ECDC 20.85.010, no variance may be approved unless all of the findings in ECDC 20.85.010 can be made. The following is an evaluation of each of the required variance criterion:

A. Special Circumstances. *That, because of special circumstances relating to the property, the strict enforcement of the zoning ordinance would deprive the owner of use rights and privileges permitted to other properties in the vicinity with the same zoning.*

- 1. Special circumstances include the size, shape, topography, location or surroundings of the property, public necessity as of public structures and uses as set forth in ECDC 17.00.030 and environmental factors such as vegetation, streams, ponds, and wildlife habitats.*
- 2. Special circumstances should not be predicated upon any factor personal to the owner such as age or disability, extra expense which may be necessary to comply with the zoning ordinance, the ability to secure a scenic view, the ability to make more profitable use of the property, nor any factor resulting from the action of the owner or any past owner of the same property;*

Response: The special circumstances that apply to the project site are due to the existing conditions of Cedar Street west of the project. Initially, the 4-lot project was designed with adequate zoning setbacks to Cedar street that included access for two of the project lots to Cedar Street. The current conditions of Cedar Street are non-conforming to City standards due to the fact that the existing street is not wholly contained within public right-of-way. To realign Cedar Street to conform to City Standards, several existing large mature cedar trees and existing driveway accesses within the public right-of-way would need to be removed/reconstructed.

Comments from the public have been received requesting not to remove and reconstruct this unique and desired neighborhood condition of the low volume Cedar Street.

Thus, the applicant has decided to revise the proposed 4-lot layout by eliminating all access to Cedar Street. The revised layout will direct all project traffic to Walnut Street which does meet City standards and has adequate capacity to serve the 4-lots of the project. The project will maintain the same lot yield of four total lots if access is or is not provided to Cedar Street.

To accommodate the revised layout and meet minimum lot size and width requirements the proposed lot adjacent to Cedar Street will be impacted greatly by the typical required street (20 feet) and rear (15 feet) setbacks. Therefore, due to the special circumstances of the existing Cedar Street conditions and shape of the property; and environmental factors (to retain existing mature cedar trees within Cedar Street right-of-way) a variance request to reduce the Cedar Street street setback to 10 feet and rear setback to 5 feet is requested.

The approval of the reduced setbacks is not predicated upon any factor personal to the owner (such as age or disability); extra expense which may be necessary to comply with the zoning ordinance; the ability to secure a scenic view; the ability to make more profitable use of the property (lot yield remains four lots); nor any factor resulting from the action of the owner or any past owner of the same property.

*B. Special Privilege. That the approval of the variance would not be a grant of special privilege to the property in comparison with the limitations upon other properties in the vicinity with the same zoning;*

Response: As stated above the proposed project will not gain any special privileges such as secure a scenic view, the ability to make more profitable use of the property, nor reduce development costs.

*C. Comprehensive Plan. That the approval of the variance will be consistent with the comprehensive plan;*

Response: The reduced setbacks would not compromise the goals and policies of the comprehensive plan. The variance will not impede the project's ability to be consistent with the comprehensive plan residential development goals and policies by providing quality housing with a realistic approach in balancing economic, social, aesthetic, and environmental considerations (Residential Goal A). Additionally, Cedar Street currently terminates at the project site and is not in the transportation element (or future right-of-way map or agreement) of the City's comprehensive plan to be extended or connected in the future.

*D. Zoning Ordinance. That the approval of the variance will be consistent with the purposes of the zoning ordinance and the zone district in which the property is located;*

Response: All other residential zoning code elements (minimum lot size, minimum lot width, maximum lot coverage, etc.) will be met by the project.

*E. Not Detrimental. That the variance as approved or conditionally approved will not be significantly detrimental to the public health, safety, and welfare or injurious to the property or improvements in the vicinity and same zone;*

Response: Direct access from the project to Cedar Street is not proposed. The proposed lot adjacent to Cedar Street right-of-way will access and face towards Walnut Street; not providing the typical street and rear setbacks for the lot adjacent to Cedar Street is not detrimental. The approval of the variance will allow the project to not add traffic to the nonconforming Cedar Street and eliminates any detrimental impact to the existing Cedar Street conditions. The reduced setbacks will not be significantly detriment to public health, safety and/or welfare.

*F. Minimum Variance. That the approved variance is the minimum necessary to allow the owner the rights enjoyed by other properties in the vicinity with the same zoning.*

Response: The proposed revised layout will eliminate all access points to the Cedar Street right-of-way and no lots will have direct vehicle access to Cedar Street. The project lot adjacent to Cedar Street will gain access from and face towards Walnut Street. The revised layout will meet all the standard setbacks if the Cedar Street right-of-way was not adjacent to the project (5 foot side setback for a lot off a panhandle private driveway). To provide additional buffering from Cedar Street right-of-way (with no access proposed), the project proposes to provide a minimum of 10 feet setback from Cedar Street.

As outlined above, we believe that the proposed modification request in accordance with ECDC 20.75.030 meets the variance criteria in ECDC 20.85.010. We look forward to receiving a favorable approval of the modification request. Please contact us if you have any questions or comments.

Sincerely,

Robert Long, PE  
Principal

cc. Kayla Nichols, Select Homes

Attachment 1. Select Homes 4-Lot Short Plat 1012 Walnut St. Site Plan



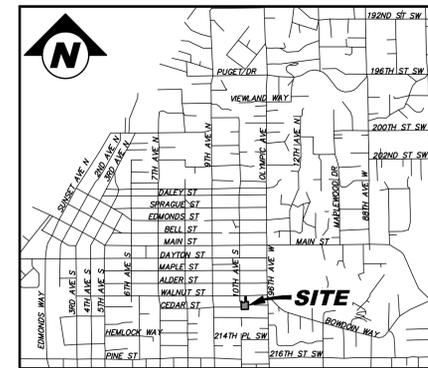
SW 1/4, SE 1/4, SEC.24, & NW 1/4, NE 1/4, SEC.25, T.27N., R.3E., W.M.

# WALNUT SHORT PLAT

## PRELIMINARY SHORT PLAT



SCALE: 1" = 20'



VICINITY MAP

SCALE: 1" = 2000'

### PROJECT TEAM

#### OWNER / APPLICANT

SELECT HOMES  
16531 13TH AVENUE W, #A107  
LYNNWOOD, WASHINGTON 98037  
(425) 742-6044  
EMAIL: KAYLA.CLARK@ABOUTLOOK.COM  
CONTACT: KAYLA CLARK NICHOLS

#### CIVIL ENGINEER

RAM ENGINEERING, INC.  
16531 13TH AVE W, SUITE A108  
LYNNWOOD, WA 98037  
(425) 678-6960  
EMAIL: ROBL@RAMENGINEERINGINC.COM  
CONTACT: ROB L. LONG, PE

#### SURVEYOR

PACIFIC COAST SURVEYS, INC.  
PO BOX 13619  
MILL CREEK, WA 98082  
(425) 512-7099  
CONTACT: DARREN J. RIDDLE

### SITE DATA

SITE ADDRESS: 1012 WALNUT ST, EDMONDS, WA 98020  
TAX PARCEL ID NUMBER: 27032500100500, 00434203500400  
TOTAL SITE AREA: 32,297 SF (0.74 AC)  
EXISTING ZONING: RS-6 (6,000 SF)  
PROPOSED ZONING: RS-6 (6,000 SF)  
NUMBER OF LOTS PROPOSED: 4 LOTS  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
MAX BUILDING HEIGHT: 25 FEET  
MAX LOT COVERAGE FOR STRUCTURES: 35% TOTAL LOT AREA

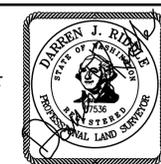
### AGENCIES/UTILITIES

JURISDICTION: CITY OF EDMONDS  
WATER DISTRICT: CITY OF EDMONDS  
SEWER DISTRICT: CITY OF EDMONDS  
SCHOOL DISTRICT: EDMONDS SCHOOL DISTRICT NO. 15  
FIRE DISTRICT: SNOHOMISH COUNTY FIRE DISTRICT NO. 1  
TELEPHONE: FRONTIER COMMUNICATIONS  
ELECTRICAL: SNOHOMISH COUNTY PUD NO. 1  
GAS: PSE  
CABLE: COMCAST  
GARBAGE: REPUBLIC SERVICE

### SHEET INDEX

CITY OF EDMONDS		
1	PP-01	PRELIMINARY SHORT PLAT
2	EC-01	EXISTING CONDITIONS MAP

THE BOUNDARY AND TOPOGRAPHY SURVEY SHOWN ON THIS SITE PLAN WERE PREPARED UNDER THE DIRECT SUPERVISION OF A WASHINGTON STATE PROFESSIONAL LAND SURVEYOR



# RAM

ENGINEERING, INC.  
Civil Engineering / Land Planning

16531 13TH AVE W, SUITE A108  
LYNNWOOD, WA 98037  
PHONE: (425) 678-6960  
WWW.RAMENGINEERINGINC.COM

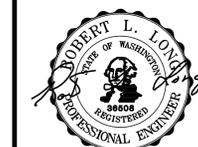
NO	DATE	DESCRIPTION	REVISED PER CITY OF EDMONDS COMMENTS
1	9/24/20		

PRELIMINARY SHORT PLAT

WALNUT SHORT PLAT  
1012 WALNUT ST

CITY OF EDMONDS

WASHINGTON



9/24/20

ENGINEER: ROB L. LONG, PE

DRAWN BY: BRIAN CLARK

ISSUE DATE: 5/29/20 SCALE: AS NOTED

JOB NO: 19-032

SHEET: PP-01

SHT 1 OF 2

### VERTICAL DATUM

NAVD 88

### BENCHMARK

FOUND Cased CONC. MON. W/2" BRASS DISK & "X"  
3.33"(E) OF THE SOUTH MON. ON 9TH AVE. W.  
ELEV. = 281.27'

### BASIS OF BEARING

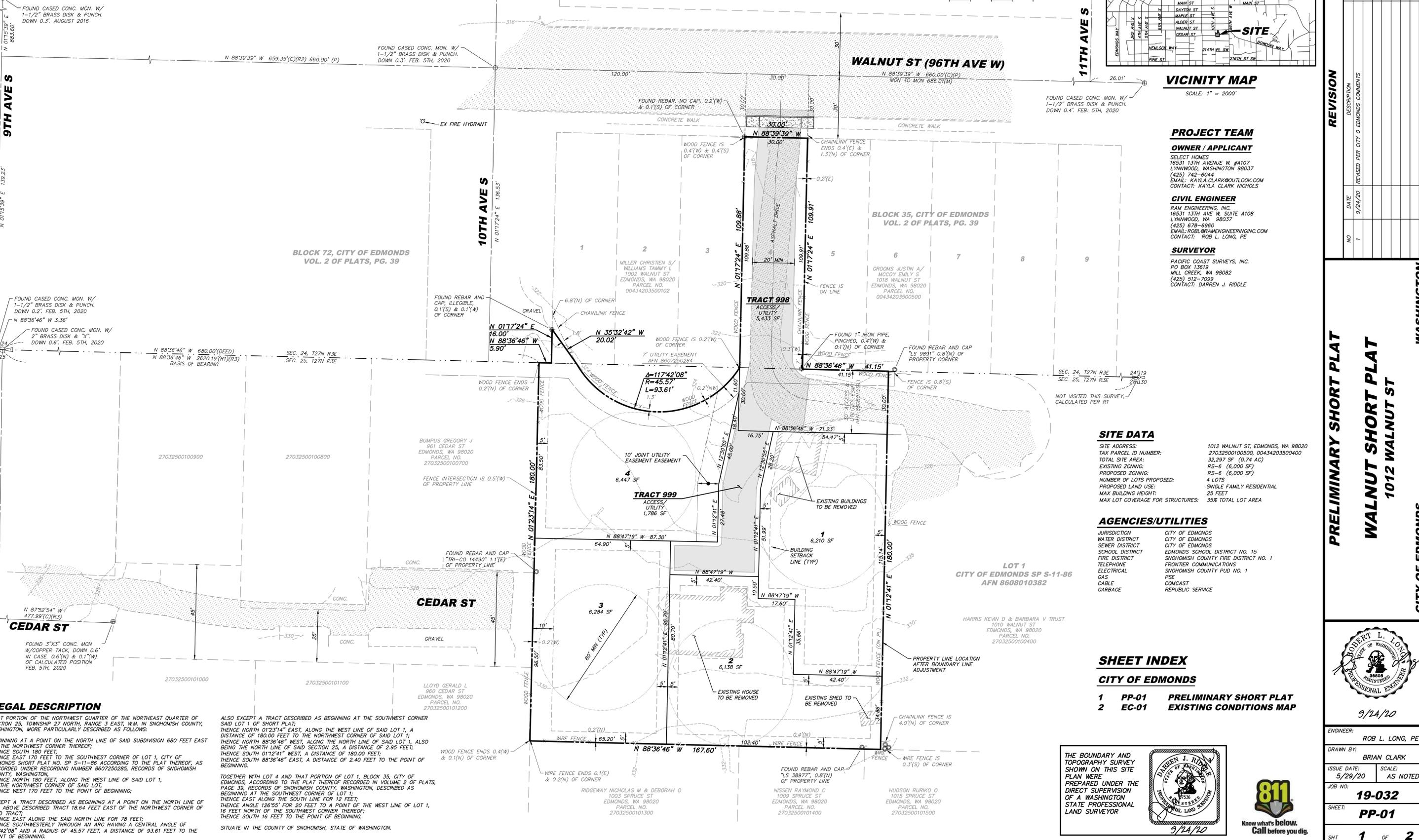
THE MONUMENTED NORTH SECTION LINE OF SEC. 25, T27N. R3E.,  
AS THE BEARING OF N 88°36'46" W.

### SURVEY REFERENCES

- (P) PLAT OF EDMONDS VOL. 2, PG. 39
- (R1) REC. NO. 200610175108
- (R2) REC. NO. 201304265009
- (R3) REC. NO. 200903065148
- (R4) REC. NO. 8610295004

### SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY; NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.



### LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION 680 FEET EAST OF THE NORTHWEST CORNER THEREOF;  
 THENCE SOUTH 180 FEET;  
 THENCE EAST 170 FEET TO THE SOUTHWEST CORNER OF LOT 1, CITY OF EDMONDS SHORT PLAT NO. SP S-11-86 ACCORDING TO THE PLAT THEREOF, AS RECORDED UNDER RECORDING NUMBER 8607250285, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;  
 THENCE NORTH 180 FEET, ALONG THE WEST LINE OF SAID LOT 1, TO THE NORTHWEST CORNER OF SAID LOT;  
 THENCE WEST 170 FEET TO THE POINT OF BEGINNING;

EXCEPT A TRACT DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED TRACT 18.64 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT;  
 THENCE EAST ALONG THE SAID NORTH LINE FOR 78 FEET;  
 THENCE SOUTHWESTERLY THROUGH AN ARC HAVING A CENTRAL ANGLE OF 117°42'08" AND A RADIUS OF 45.57 FEET, A DISTANCE OF 93.61 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT A TRACT DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF SHORT PLAT;  
 THENCE NORTH 01°23'14" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;  
 THENCE NORTH 88°36'46" WEST, ALONG THE NORTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 2.95 FEET;  
 THENCE SOUTH 01°12'41" WEST, A DISTANCE OF 180.00 FEET;  
 THENCE SOUTH 88°36'46" EAST, A DISTANCE OF 2.40 FEET TO THE POINT OF BEGINNING.

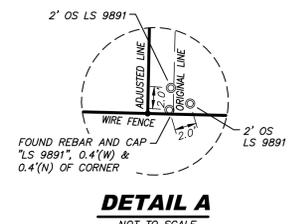
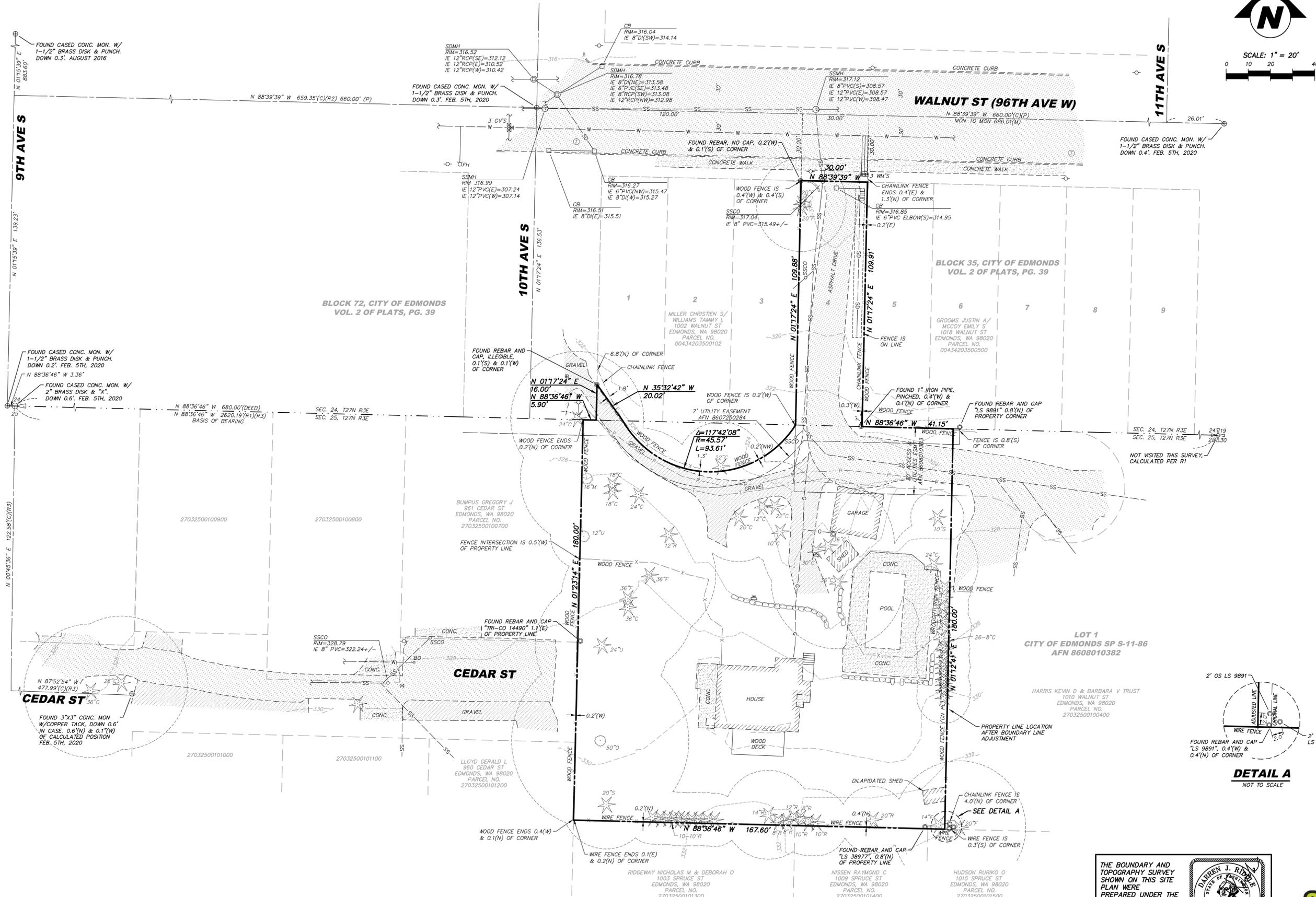
TOGETHER WITH LOT 4 AND THAT PORTION OF LOT 1, BLOCK 35, CITY OF EDMONDS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 1;  
 THENCE EAST ALONG THE SOUTH LINE FOR 12 FEET;  
 THENCE NORTH 180 FEET, ALONG THE WEST LINE OF SAID LOT 1, TO THE NORTHWEST CORNER OF SAID LOT;  
 THENCE WEST 170 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

9/24/20 12:40pm - User: morris13  
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SCALE: 1" = 20'  
0 10 20 40



THE BOUNDARY AND TOPOGRAPHY SURVEY SHOWN ON THIS SITE PLAN WERE PREPARED UNDER THE DIRECT SUPERVISION OF A WASHINGTON STATE PROFESSIONAL LAND SURVEYOR

9/24/20



REVISION	
NO	DESCRIPTION
1	REVISED PER CITY OF EDMONDS COMMENTS

EXISTING CONDITIONS MAP  
**WALNUT SHORT PLAT**  
1012 WALNUT ST  
CITY OF EDMONDS  
WASHINGTON



9/24/20

ENGINEER:	ROB L. LONG, PE
DRAWN BY:	BRIAN CLARK
ISSUE DATE:	5/29/20
SCALE:	AS NOTED
JOB NO.:	19-032
SHEET:	EC-01
SHT	2 OF 2

24-Sep-20 12:40pm User: marist3  
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# WALNUT SHORT PLAT

## PRELIMINARY ENGINEERING PLANS

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THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 THENCE SOUTH 180 FEET;  
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 THENCE NORTH 180 FEET, ALONG THE WEST LINE OF SAID LOT 1, TO THE NORTHWEST CORNER OF SAID LOT,  
 THENCE WEST 170 FEET TO THE POINT OF BEGINNING;

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 THENCE ANGLE 128°55' FOR 20 FEET TO A POINT OF THE WEST LINE OF LOT 1, 16 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;  
 THENCE SOUTH 16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### VERTICAL DATUM

NAVD 88

### BENCHMARK

FOUND CASED CONC. MON. W/2" BRASS DISK & "X" 3.33"(E) OF THE SOUTH MON. ON 9TH AVE. W. ELEV. = 281.27'

### BASIS OF BEARING

THE MONUMENTED NORTH SECTION LINE OF SEC. 25, T27N. R3E., AS THE BEARING OF N 88°36'46" W.

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### SURVEY NOTES

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### NOTES

- A. A SEPARATE RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY.
- B. THE APPROVAL OF THESE PLANS DOES NOT INCLUDE APPROVAL OF THE SINGLE FAMILY RESIDENTIAL CONSTRUCTION.

### UTILITY NOTE

ALL NEW UTILITIES ARE REQUIRED TO BE INSTALLED UNDERGROUND.

### CONSTRUCTION NOTE

APPLICANT SHALL REPAIR/REPLACE ALL DAMAGE TO UTILITIES OR FRONTAGE IMPROVEMENTS IN CITY RIGHT-OF-WAY PER CITY STANDARDS THAT IS CAUSED OR OCCURS DURING THE PERMITTED PROJECT.

### PROJECT CLASSIFICATION

PROJECT CLASSIFICATION: CATEGORY 2

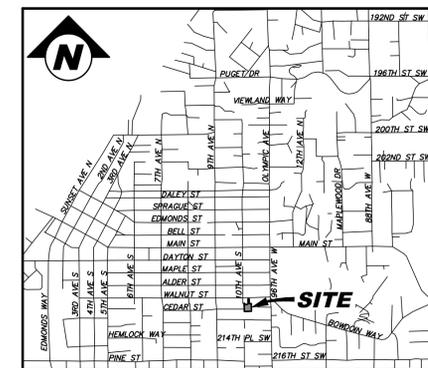
EDMONDS WATER SHED: SHELL CREEK

FLOW CONTROL STANDARD: INFILTRATION TRENCH MEETING LID PERFORMANCE STANDARDS.

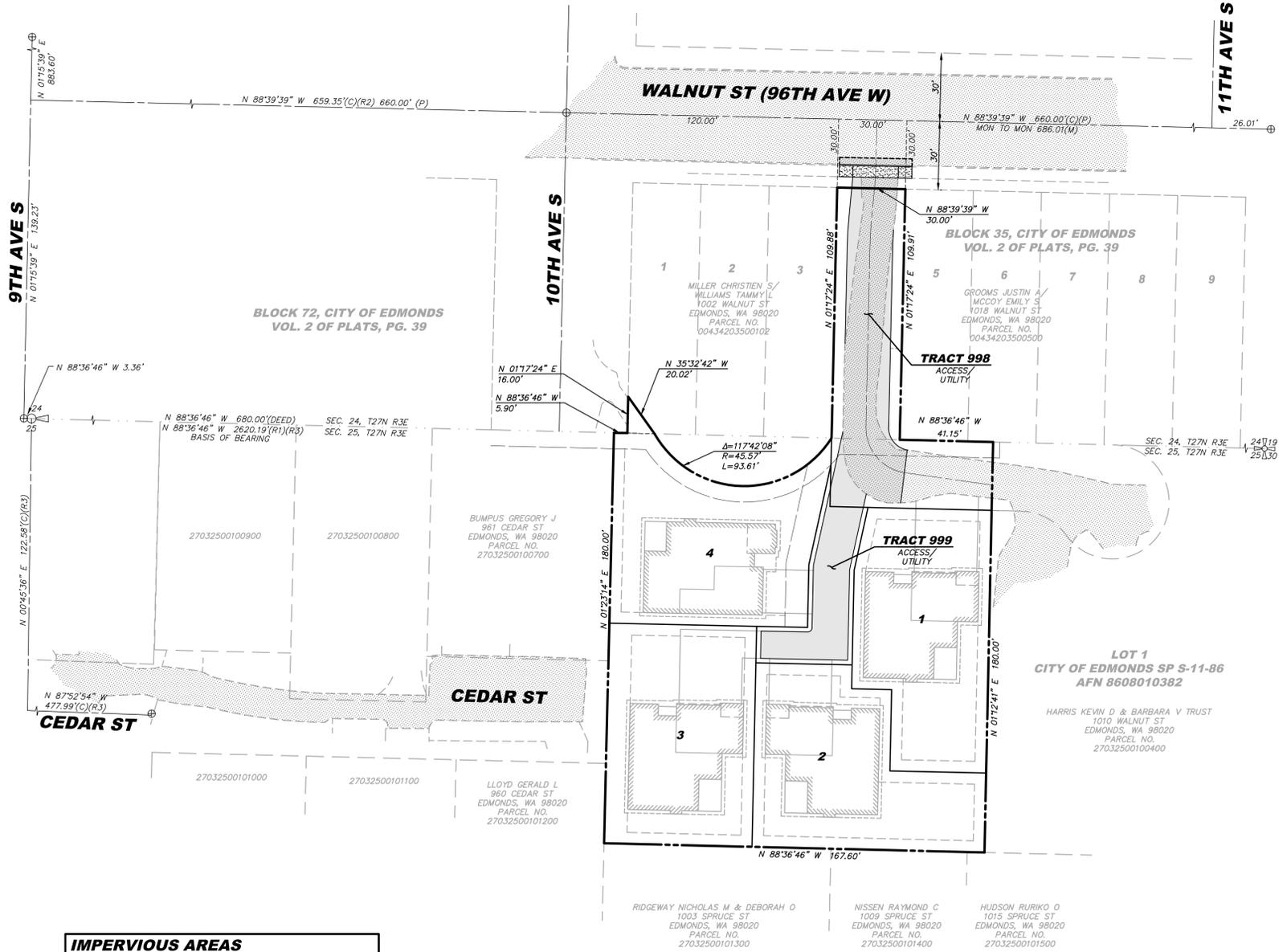
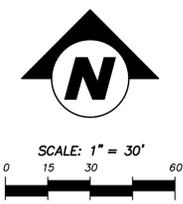
STORMWATER BMPs: INFILTRATION TRENCH (T7.20) AND POST CONSTRUCTION SOIL AMENDMENT (T5.13)

### IMPERVIOUS AREAS

LOT	HOUSE+COVERED D/W, PATIO, PORCH, WALK (ROOF LINE)	UNCOVERED PATIO AND WALK	UNCOVERED DRIVEWAY	TOTAL
<b>LOT 1</b>	2,417 SF	100 SF	850 SF	3,367 SF
<b>LOT 2</b>	2,417 SF	100 SF	605 SF	3,122 SF
<b>LOT 3</b>	2,417 SF	100 SF	950 SF	3,467 SF
<b>LOT 4</b>	2,501 SF	100 SF	385 SF	2,986 SF
<b>PRIVATE ROAD (TRACT 998)</b>	ASPHALT PAVING	800 SF		
<b>PRIVATE ROAD (TRACT 999)</b>	ASPHALT PAVING	1,360 SF		



VICINITY MAP  
SCALE: 1" = 200'



### PROJECT TEAM

#### OWNER / APPLICANT

SELECT HOMES  
 16531 13TH AVENUE W. #A107  
 LYNNWOOD, WASHINGTON 98037  
 (425) 742-6044  
 EMAIL: KAYLA.CLARK@OUTLOOK.COM  
 CONTACT: KAYLA CLARK NICHOLS

#### CIVIL ENGINEER

RAM ENGINEERING, INC.  
 16531 13TH AVENUE W. SUITE A108  
 LYNNWOOD, WASHINGTON 98037  
 (425) 678-6960  
 EMAIL: ROB@RAMENGINEERINGINC.COM  
 CONTACT: ROB L. LONG, PE

#### SURVEYOR

PACIFIC COAST SURVEYS, INC.  
 PO BOX 13619  
 MILL CREEK, WA 98082  
 (425) 512-7099  
 CONTACT: DARREN J. RIDDLE

### SITE DATA

SITE ADDRESS: 1012 WALNUT ST, EDMONDS, WA 98020  
 TAX PARCEL ID NUMBER: 27032500100500, 00434203500400  
 TOTAL SITE AREA: 32,297 SF (0.74 AC)  
 EXISTING ZONING: RS-6 (6,000 SF)  
 PROPOSED ZONING: RS-6 (6,000 SF)  
 NUMBER OF LOTS PROPOSED: 4 LOTS  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
 MAX BUILDING HEIGHT: 25 FEET  
 MAX LOT COVERAGE FOR STRUCTURES: 35% TOTAL LOT AREA

### AGENCIES/UTILITIES

JURISDICTION: CITY OF EDMONDS  
 WATER DISTRICT: CITY OF EDMONDS  
 SEWER DISTRICT: CITY OF EDMONDS  
 SCHOOL DISTRICT: EDMONDS SCHOOL DISTRICT NO. 15  
 FIRE DISTRICT: SNOHOMISH COUNTY FIRE DISTRICT NO. 1  
 TELEPHONE: FRONTIER COMMUNICATIONS  
 ELECTRICAL: SNOHOMISH COUNTY PUD NO. 1  
 GAS: PSE  
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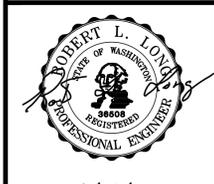
### SHEET INDEX

CITY OF EDMONDS	NO.	DESCRIPTION
	1	CV-01 COVER SHEET
	2	TP-01 PRELIMINARY GRADING & TESC PLAN
	3	UP-01 PRELIMINARY UTILITY PLAN

**RAM**  
 ENGINEERING, INC.  
 Civil Engineering / Land Planning  
 16531 13TH AVE W, SUITE A108  
 LYNNWOOD, WA 98037  
 PHONE: (425) 678-6960  
 WWW.RAMENGINEERINGINC.COM

NO.	DATE	DESCRIPTION
1	9/24/20	REVISED PER CITY OF EDMONDS COMMENTS

**COVER SHEET**  
**WALNUT SHORT PLAT**  
**1012 WALNUT ST**  
 CITY OF EDMONDS  
 WASHINGTON

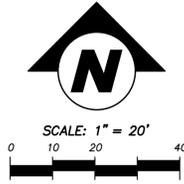
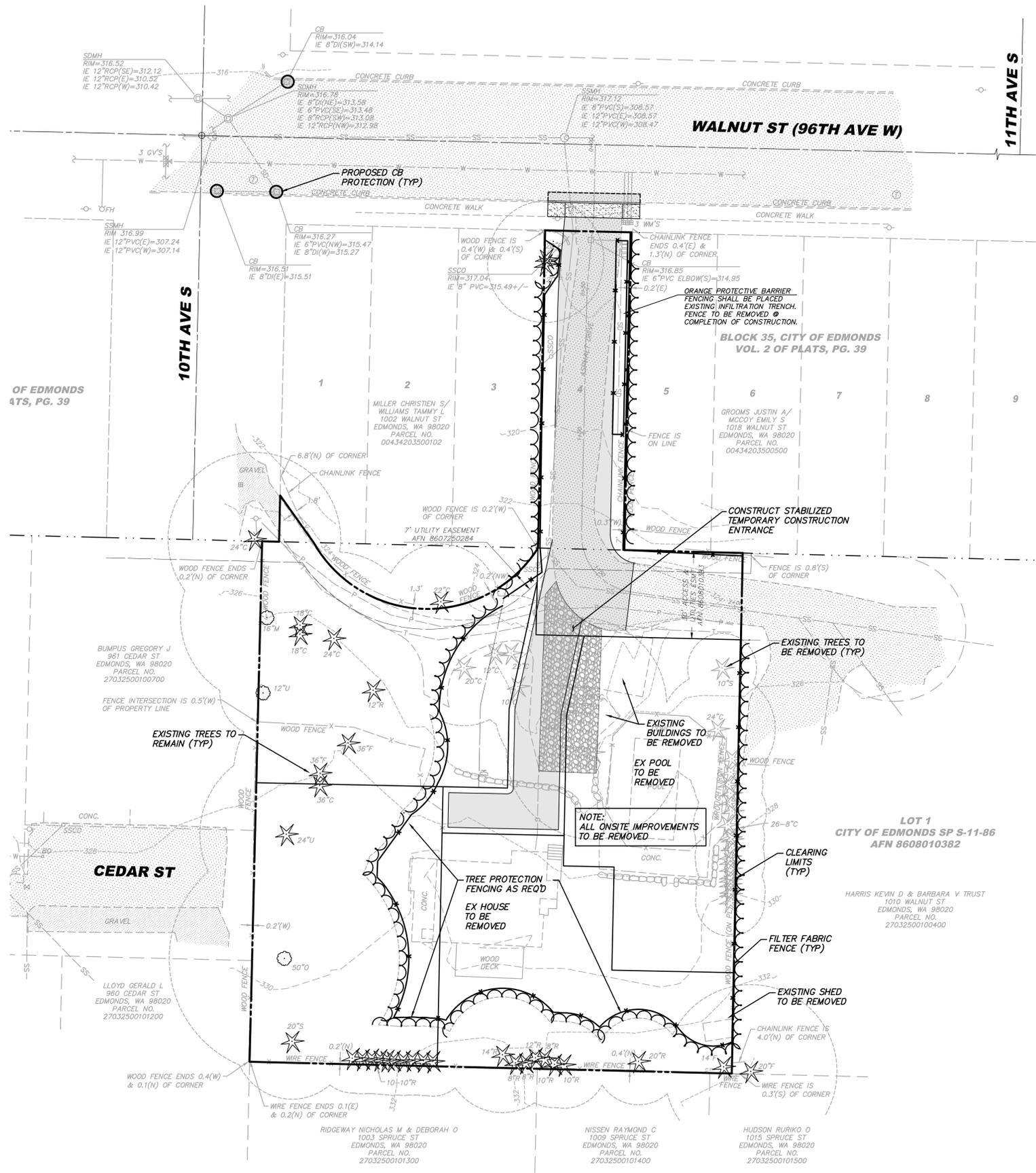


9/24/20

ENGINEER:	ROB L. LONG, PE
DRAWN BY:	BRIAN CLARK
ISSUE DATE:	5/29/20
SCALE:	AS NOTED
JOB NO.:	19-032
SHEET:	CV-01
SHT	1 OF 3



24-Sep-2020 12:56pm - User: maris13  
 N:\19-032\DWG\Preliminary Engineering\19032C101.dwg



**CONSTRUCTION SEQUENCE**

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY ENGINEERING DIVISION AT 425-771-0220, EXT. 1326. TWO DAY (48 HR) NOTICE IS REQUIRED.
2. REVIEW TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.
3. CALL FOR UTILITY LOCATES.
4. INSTALL TESC MEASURES AND MAINTAIN DUST CONTROL WHILE PREVENTING DISTURBANCE OF ANY AREAS OF VEGETATION OUTSIDE THE CONSTRUCTION ZONE.
5. HAVE EROSION CONTROL MEASURES INSPECTED BY CITY OF EDMONDS CITY ENGINEERING INSPECTOR. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE IN PLACE AND INSPECTED PRIOR TO ANY CONSTRUCTION OR SITE CLEARING. EROSION AND SEDIMENTATION CONTROL PRACTICES AND/OR DEVICES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
6. DEMOLISH EXISTING STRUCTURES.
7. ROUGH GRADE SITE AS REQUIRED TO INSTALL DRAINAGE FEATURES.
8. CLEAR, GRUB & ROUGH GRADE SITE. REVEGETATE DISTURBED AREAS NOT SUBJECT TO ADDITIONAL SURFACE DISTURBANCE IMMEDIATELY AFTER ROUGH GRADING. (OTHER EXPOSED AREAS SHALL BE STABILIZED PER EROSION CONTROL NOTES BELOW)
9. INSTALL UTILITIES AND OTHER SITE IMPROVEMENTS, INCLUDING FRONTAGE IMPROVEMENTS.
10. STABILIZE AND COMPOST AMEND ALL EXPOSED SOILS PRIOR TO REVEGETATION OF ENTIRE SITE.
11. ESTABLISH LANDSCAPING AND PERMANENT VEGETATION. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL SITE STABILIZATION AND APPROVAL BY CITY INSPECTOR.

**GRADING QUANTITIES**

CUT	FILL
200 CY	200 CY

**TESC NOTE**  
INSTALL AND MAINTAIN ALL TESC MEASURES ACCORDING TO APPROVED PLANS, EDMONDS STANDARD DETAILS, AND THE SWPPP. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND ADJUSTMENTS TO TESC MEASURES AS NEEDED.

**CB INLET PROTECTION NOTE**  
CATCH BASIN INLET PROTECTION SHALL BE INSERTED AND MAINTAINED ON ALL NEWLY CONSTRUCTED CATCH BASINS THROUGHOUT THE SITE IMMEDIATELY AFTER INSTALLATION.

**FILTER FABRIC FENCE NOTE**  
ADDITIONAL FILTER FABRIC FENCING SHALL BE ADDED AS NEEDED. FENCING TO BE INSTALLED PER CITY OF EDMONDS STD DETAIL ER-900 (SEE DETAIL ON SHEET TD-01).

**STOCKPILE NOTE**  
STOCKPILE SHALL TO STABILIZED BY PLASTIC COVERING. THE EXPOSED SOILS SHALL BE STABILIZED ACCORDING TO AN APPROVED TIMETABLE. (TYPICALLY, NO SOILS SHALL REMAIN EXPOSED FOR MORE THAN TWO DAYS FROM OCTOBER 1 THROUGH APRIL 30 AND NO MORE THAN SEVEN DAYS FROM MAY 1 THROUGH SEPTEMBER 30).

**SOILS NOTE**  
ALL DISTURBED SOILS WILL BE COMPOST AMENDED PER BMP T.5.13.

**GEOTECHNICAL NOTE**  
PRIOR TO CIVIL/CONSTRUCTION APPROVAL A SPECIAL GEOTECHNICAL INSPECTION WILL BE REQUIRED TO CONFIRM ADEQUACY OF SUB-GRADE CONDITION PRIOR TO PLACING ANY ROCK FOR THE INFILTRATION SYSTEMS.

**REVISION**

NO	DATE	DESCRIPTION
1	9/24/20	REVISED PER CITY OF EDMONDS COMMENTS

**PRELIMINARY GRADING & TESC PLAN**

**WALNUT SHORT PLAT**  
1012 WALNUT ST

CITY OF EDMONDS WASHINGTON



9/24/20

ENGINEER:	ROB L. LONG, PE
DRAWN BY:	BRIAN CLARK
ISSUE DATE:	5/29/20
SCALE:	AS NOTED
JOB NO:	19-032
SHEET:	TP-01
SHT	2 OF 3



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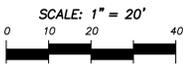
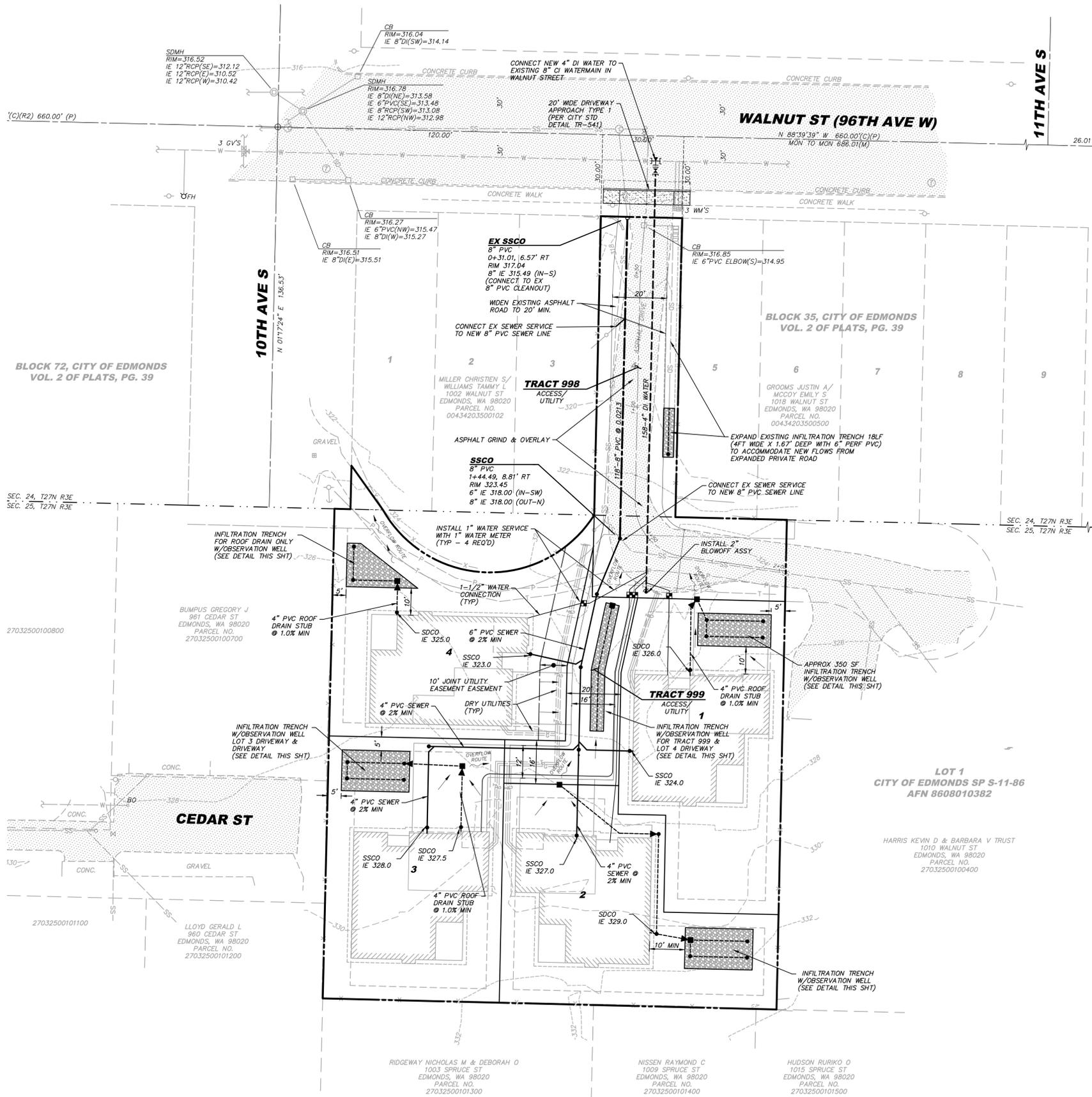
REVISION	DESCRIPTION	DATE	BY
1	REVISED PER CITY OF EDMONDS COMMENTS	9/24/20	MSM

WASHINGTON  
 PRELIMINARY UTILITY PLAN  
**WALNUT SHORT PLAT**  
 1012 WALNUT ST  
 CITY OF EDMONDS



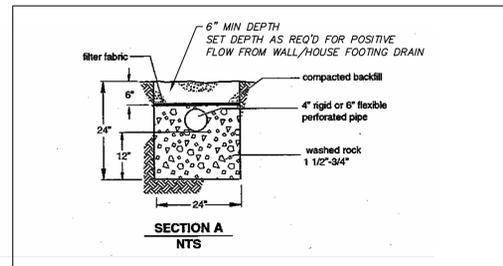
9/24/20

ENGINEER:	ROB L. LONG, PE
DRAWN BY:	BRIAN CLARK
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SHEET:	UP-01
SHT	3 OF 3



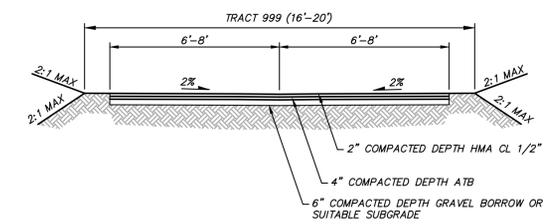
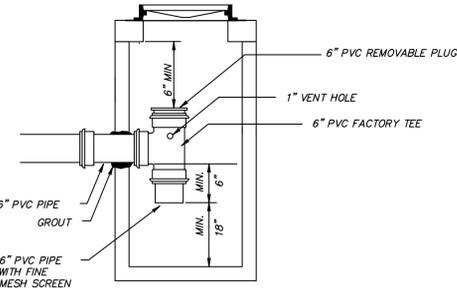
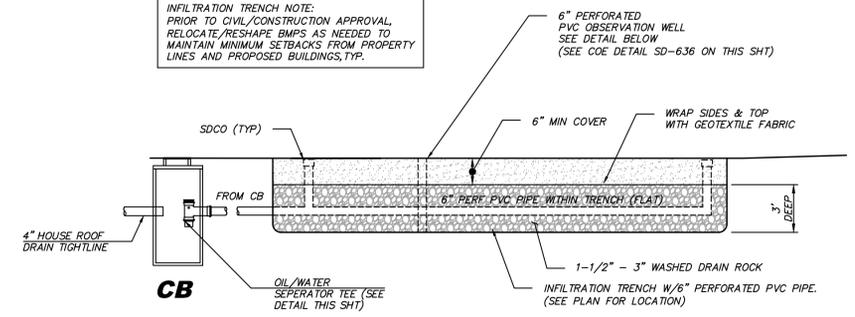
**ROOF / FOOTING DRAIN NOTE**

- ROOF DRAINS FOR LOTS ARE TO CONNECT TO INDIVIDUAL INFILTRATION TRENCH DRAINS DESIGNED AND CONSTRUCTED AS PART OF BUILDING PERMIT PROCESS.
- A SEPARATE 10' MIN LENGTH DRYWELL TRENCH SHALL BE CONSTRUCTED ON EACH LOT FOR FOOTING DRAIN CONNECTION. DRYWELL TRENCH DRAINS TO BE DESIGNED AND CONSTRUCTED AS PART OF BUILDING PERMIT PROCESS.



**RETAINING WALL / FOOTING DRAIN DRYWELL TRENCH**  
NOT TO SCALE

**INFILTRATION TRENCH NOTE:**  
PRIOR TO CIVIL/CONSTRUCTION APPROVAL, RELOCATE/RESHAPE Bmps AS NEEDED TO MAINTAIN MINIMUM SETBACKS FROM PROPERTY LINES AND PROPOSED BUILDINGS, TYP.



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